084.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,900 / 834,900
					USE VALUE:	834,900 / 834,900
					ASSESSED:	834,900 / 834,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRESSLER RAINER A-CHERYL A	
Owner 2:		
Owner 3:		
Street 1:	75 WESTMINSTER AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,880 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1924 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8880.000	354,200	200	480,500	834,900
Total Card	0.204	354,200	200	480,500	834,900
Total Parcel	0.204	354,200	200	480,500	834,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.94 | /Parcel: 433.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52819
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!6850!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 084.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,200	200	8,880.	480,500	834,900	834,900	Year End Roll	12/18/2019
2019	101	FV	271,800	0	8,880.	473,600	745,400	745,400	Year End Roll	1/3/2019
2018	101	FV	271,800	0	8,880.	363,800	635,600	635,600	Year End Roll	12/20/2017
2017	101	FV	271,800	0	8,880.	343,200	615,000	615,000	Year End Roll	1/3/2017
2016	101	FV	271,800	0	8,880.	315,700	587,500	587,500	Year End	1/4/2016
2015	101	FV	256,900	0	8,880.	295,200	552,100	552,100	Year End Roll	12/11/2014
2014	101	FV	256,900	0	8,880.	271,800	528,700	528,700	Year End Roll	12/16/2013
2013	101	FV	256,900	0	8,880.	271,800	528,700	528,700		12/13/2012

PRINT

Date	Time
12/10/20	21:33:25

LAST REV

Date	Time
07/18/19	15:44:45
apro	
6850	

USER DEFINED

Prior Id # 1:	52819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18905-284		3/1/1988		198,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2004	914	Addition	100,000			G6	GR FY06	+INT REMODEL
5/24/1993	201	Manual	1,500					FIREPLACE
1/15/1993	17		5,000					FINISH ATTIC-WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Meas/Inspect	372	PATRIOT
4/19/2005	Permit Visit	BR	B Rossignol
4/7/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8880		Sq. Ft.	Site		0	70.	0.77	6									480,478						480,500	

Total AC/HA:	0.20386	Total SF/SM:	8880	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,478	Spl Credit		Total:	480,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25588572
Const Adj.:	0.99989998
Adj $ / SQ:	163.249
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435183
Depreciation:	80944
Depreciated Total:	354239

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

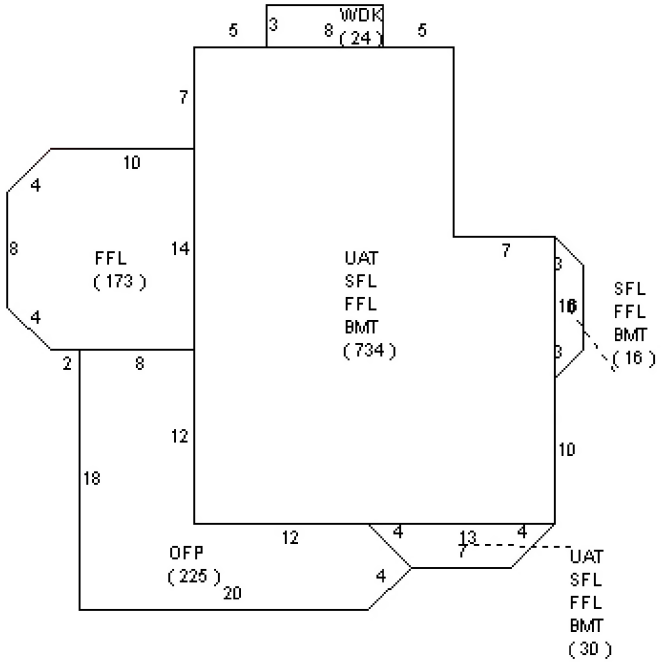
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.25
Special Features:	0	Val/Su Net:	119.95
Final Total:	354200	Val/Su SzAd	204.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	953	163.250	155,576
BMT	Basement	780	48.970	38,200
SFL	Second Floor	780	163.250	127,334
OFP	Open Porch	225	23.830	5,362
UAT	Upper Attic	191	114.270	21,826
WDK	Deck	24	16.000	384

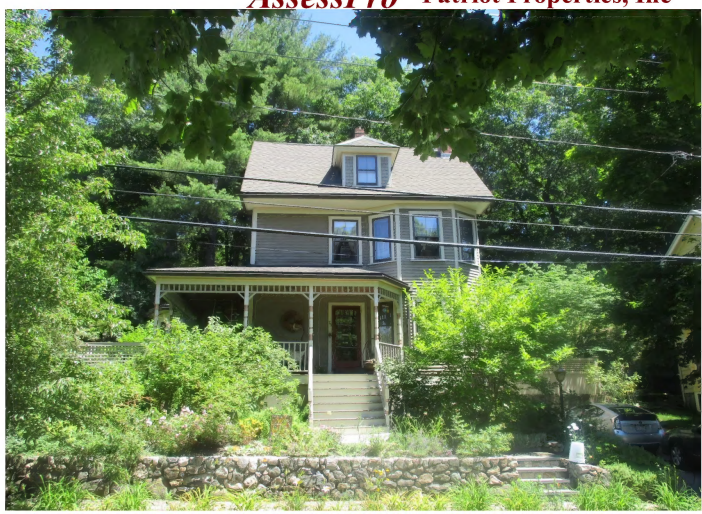
Net Sketched Area:	2,953			Total:	348,682
Size Ad	1733	Gross Are	3526	FinArea	1924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 084.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X8	A	AV	2000	6.00	T	15.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200